

SETBACK VARIATIONS WHEN ADJACENT TO "A" (AGRICULTURAL) ZONING

Sec. 19-500: When a zoning lot adjacent to a vacant parcel in an A district is designated for an O, C or I use by the Comprehensive Plan, then the development requirements may be reduced in accordance with permitted reductions as if the zoning lot were adjacent to property zoned O, C or I.

The diagram below shows how important the Comprehensive Plan designation for uses can be

when a property zoned O (Office), C (Commercial) or I (Industrial) is adjacent to vacant agriculturally zoned property. If the Comprehensive Plan designates a vacant Agricultural (A) parcel for non-residential use, then setbacks may be reduced to the minimum variation allowed by Ordinance. Also, buffers are not required (which usually exceed setback requirements).

